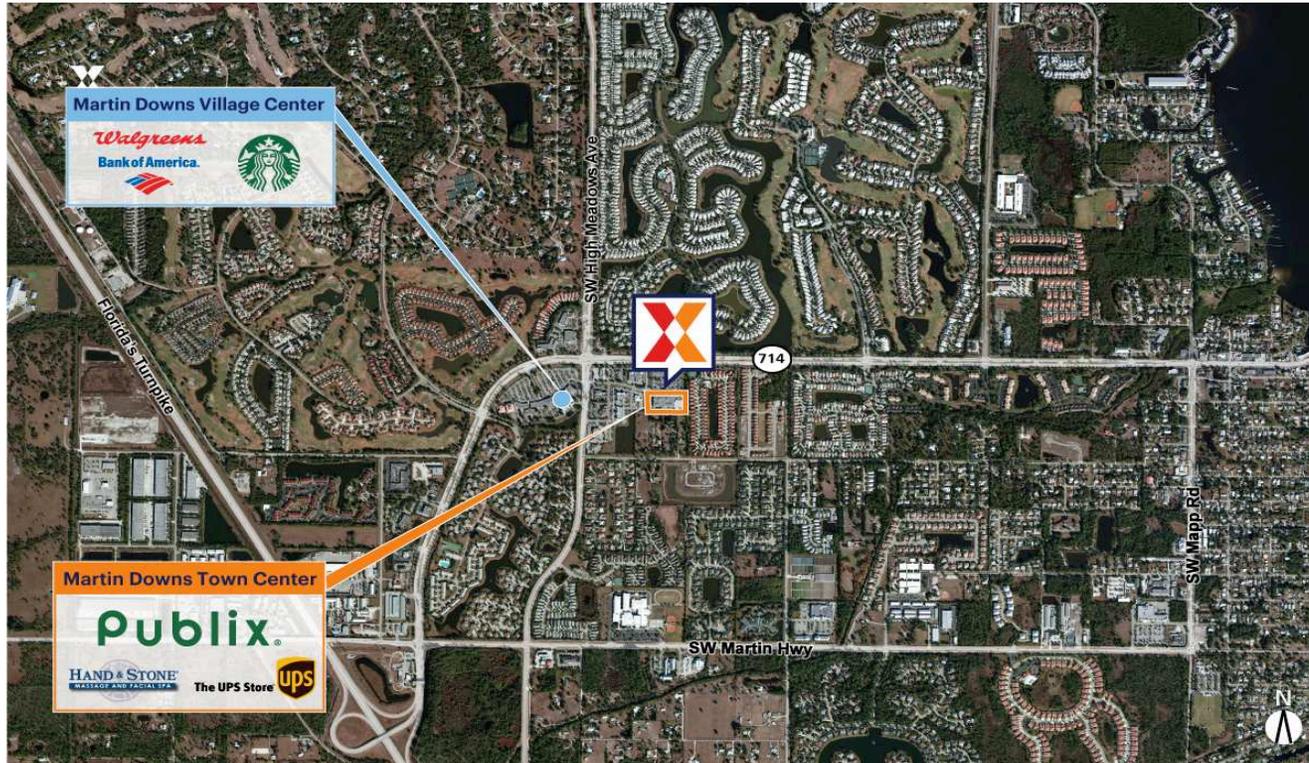


Martin Downs Town Center

Port St. Lucie, FL

27.1714, -80.2906
2750 SW Martin Downs Blvd | Palm City, FL 34990



Center Size: 64,546 SF



Demographics	1 Mile	3 Mile	5 Mile
	8,013	35,327	86,696
	3,631	15,280	36,745
	\$111,596	\$140,146	\$125,198

Market-dominant Publix-anchored center in the heart of Palm City

Proven tenant stability with more than 50% of tenants leasing their space for 18+ years

Strong daytime population of nearly 40K+ people within a 3-mile radius

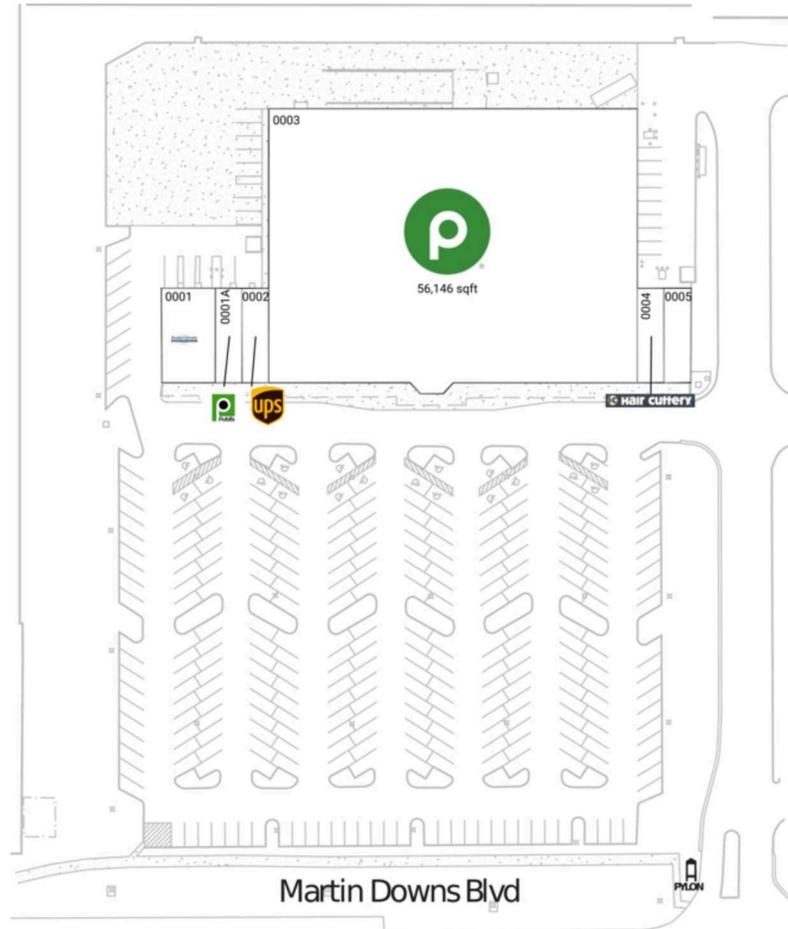
Located less than 5 miles from the new 4,000-unit housing development, Newfield, currently under construction (Mattamy Homes 2024)

Direct access to Florida Turnpike and I-95 with 50K+ vehicles daily and 78K+ vehicles daily, respectively (Kalibrate 2021)

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Current Retailers

0001	Hand & Stone Massage & Facial Spa	2,800 SF
0001A	Publix Liquor	1,400 SF
0002	The UPS Store	1,400 SF
0003	Publix	56,146 SF
0004	Hair Cuttery	1,400 SF
0005	Noire the Nails Bar USA	1,400 SF